

GILLIES BAY
IMPROVEMENT DISTRICT

Minutes of August 19, 2025

**A Meeting of the Gillies Bay Improvement District Board of Trustees
4:30 p.m. at the Gillies Bay Fire Hall**

Present: Roger Kimmerly (Chair), Keith Franklin, Lisa Alcos, Carolanne White, Rolly Thorpe, Juanita Walton (Corporate Officer), Doug Nikirk (Operations Manager), Mike Corcoran (Fire Chief), Virginia Sigsworth.

1. Call to Order

Meeting called to order at 4:30 pm

2. Adoption to Approve the Agenda

Motion to approve the agenda, as amended, moved, and seconded by the Board of Trustees.

CARRIED

3. Approval of the July 15, 2025 Board of Trustee Meeting Minutes

Motion to approve the Board of Trustee Minutes of July 15, 2025, as presented, moved, and seconded by the Board of Trustees

CARRIED

4. Business Arising from the Minutes

- a. Bylaw 259 - Appointment of Corporate Officer

Appointment of Corporate Officer Bylaw No. 259, 2025 was introduced and given first reading by the Trustees, reconsidered and finally passed.

CARRIED

- b. Bylaw 260 - Appointment of Finance Officer

Appointment of Finance Officer Bylaw No. 260, 2025 was introduced and given first reading by the Trustees, reconsidered and finally passed.

CARRIED

5. Reports

- a. Fire Chief's Report

Motion to accept the Fire Chief's Report, as submitted, moved and seconded by the Board of Trustees.

CARRIED

- b. Operations Manager's Report

Doug also reported on the plan to test some valves on Sanderson Road on August 24 to prepare for the upgrade, and the spillway repair to begin on August 21.

Motion to accept the Operations Manager Report, as submitted, moved and seconded by the Board of Trustees. **CARRIED**

c. Corporate Officer's Report

Motion to accept the Corporate Officer's Report, as submitted, moved and seconded by the Board of Trustees. **CARRIED**

6. New Business

a. TINSHS - Request for special consideration of the water hook-up charges.

The Board discussed the proposal to charge 7500.00 latecomer's fee for the parcel rather than for each dwelling, adding a clause in the water distribution bylaw for charitable purposes, with the approval of the Trustees, or writing a new bylaw specifically for the development. There was a consensus that the proposal be considered.

b. Long-Term Planning

i. GBID Water Capacity Plan

The Board discussed the timeline and cost of the Capacity Plan. It was agreed that we slow down the upgrades by considering each stage to take place in 5-year increments, with Stage 1 being waterline replacements and Stage 2 adding the water treatment plant.

ii. Public Information Process

It was agreed that the Corporate Officer and the Operations Manager will keep the public informed of the upgrade plan in Express lines and other forms of communication.

It was also discussed that the theme for the AGM be long-term planning for the next 40 years.

iii. Motion referring the Finance & Governance Committee to a 5-year taxation and water toll plan.

The Board of Trustees recommends to the Finance and Governance Committee a 5-year budget for the capital plan for Stage 1 infrastructure upgrades, by incremental increases in the Parcel Tax.

c. Joint Meeting with VAID

Possible agenda items of the joint meeting were discussed, including Texada Emergency Evacuation Plan and the Mutual Aid Agreement with VAID.

d. Emergency Road Access

The locked gate at the top of Oak Street was discussed, as there is no other escape for the village if the intersection at Sanderson and Gillies Bay Road is blocked off. It was agreed that it is sufficient that each of the fire trucks has a key for the gate.

- e. Water Shutoff for an Account Overdue

The discussion included comments that this was already discussed and resolved, to proceed immediately and that the policy should be administrative and does not require trustee approval. There was also a discussion about including notice about hot water tanks at the shut off.

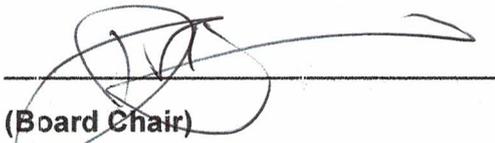
9. Proposed Meeting Dates for September 2025.

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| a. Human Resources Committee: | September 9, 2025 at 10:00 am |
| b. Water Committee: | September 9, 2025 at 11:00 am |
| c. Finance Committee: | September 10, 2025 at 4:30 |
| d. Board of Trustee Meeting: | September 16, 2025 at 4:30 pm |
| e. GBID/VAID Joint Meeting | September 24, 2025 at 1:00 pm |

10. Motion to adjourn at 5:51 pm.

CARRIED

Approved By:



(Board Chair)



(Corporate Officer)